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5 Las Vegas, Nevada 89101
6 Phone (702) 635-8529
7 Attorneys for Debtors,

8 **UNITED STATES BANKRUPTCY COURT**

9 **DISTRICT OF NEVADA**

10 In re:) **CHAPTER 13**
11 ELIDA REVELES)
12 Debtor) **CASE NO: 09-17196-BAM**
13) **DATE: August 20, 2009**
14) **TIME: 3:30 p.m.**
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15 **STIPULATED ORDER REGARDING TREATMENT OF CREDITOR'S CLAIM**
16 **PURSUANT TO CHAPTER 13 PLAN**

17 This Stipulated Order is entered into and between Debtors, ELIDA REVELES
18 (hereinafter referred to as "Debtor"), by and through her attorney of record, Jorge L. Sanchez
19 and WELLS FARGO (hereinafter referred to as "WELLS"), by and through their attorney, Wilde and
20 Associates.

21 **RECITALS**

22 A. On or about September 24, 2000, Debtor for valuable consideration, made
23 executed and delivered a Promissory Note ("Note") in the amount of \$69,039.73, which is
24 secured by a second deed of trust encumbering the real property at 4140 Glass Lantern, North Las
25 Vegas, NV 89032 (the "Subject Property"). The Note and Second Deed of Trust are collectively
26 referred to hereinafter as "Subject Loan".

27 B. On or about May 14, 2009, Debtor filed a voluntary petition under Chapter 13 of
28 the Bankruptcy Code in the United States Bankruptcy Court for the District of Nevada, Las Vegas

1 Southern District and was assigned Case No. 09-17196 BAM.

2 C. On or about June 6, 2009, Debtor filed a Motion to Value Collateral, "Strip Off"
3 and Modify Rights of WELLS praying that the Court find the Second Deed of Trust encumbering
4 the Subject property be avoided and that the WELLS claim be paid as unsecured.

5 THE PARTIES HEREBY STIPULATE TO THE FOLLOWING

6 1. WELLS claim shall be allowed as a non-priority general unsecured claim in the
7 amount of \$69,039.73. WELLS shall file an amended Proof of Claim listing its claim as
8 unsecured to be paid in accordance with the Debtors plan;

9 2. The avoidance of the Second Deed of Trust is contingent upon the Debtor's
10 completion of her Chapter 13 Plan and the Debtor's receipt of a Chapter 13 Discharge;

11 3. Upon receipt of the Debtor's Chapter 13 discharge and completion of her Chapter
12 13 Plan, this Order may be recorded by the Debtor with the Clark County Recorder's office;

13 4. WELLS shall retain its claims for the full amount due under the Subject Loan in
14 the event of either the dismissal pf the Debtor's Chapter 13 case or the conversion of the Debtors
15 Chapter 13 case to any other Chapter under the United States Bankruptcy Code;

16 5. In the event that the holder of the first lien on the Subject Property forecloses on
17 its security interest and extinguishes the Second Deed of Trust prior to the Debtor's completion
18 of her Chapter 13 Plan and receipt of a Chapter 13 discharge, the second lien shall attach to the
19 surplus proceeds of the foreclosure sale for the full amount of the Subject Loan balance at the
20 time of the sale; and

21 6. Each party shall bear their own attorneys' fees and cost incurred in the present
22 bankruptcy case No. 09-17196.

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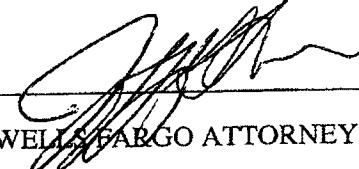
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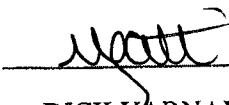
1 IT IS SO STIPULATED

2 Dated: 7/31/09

3 By: 

4 WELLS FARGO ATTORNEY

5 Dated: 7-30-09

6 By: 

7 RICK VARNALL, CHAPTER 13
8 TRUSTEE

9 Dated: 7/21/09

10 By: 

11 JORGE SANCHEZ
12 DEBTOR'S ATTORNEY

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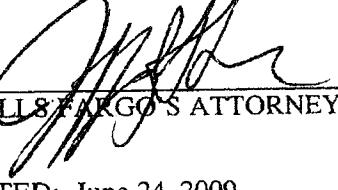
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14 In re:) CHAPTER 13
15 ELIDA REVELES) CASE NO: 09-17196-BAM
16 Debtor) DATE: August 20, 2009
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21 **ORDER ON STIPULATED ORDER REGARDING TREATMENT OF CREDITOR'S**
CLAIM PURSUANT TO CHAPTER 13 PLAN

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23 The parties having agreed to the terms set forth in the Stipulated Order Regarding
24 Treatment of Creditor's Claim Pursuant to Chapter 13 Plan are bound by the terms of their
25 stipulation, which shall be the Order of this Court.

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1 APPROVED/DISAPPROVED

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3 WELL FARGO'S ATTORNEY

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5 DATED: June 24, 2009

6 Submitted by:

7
8 /s/JORGE L. SANCHEZ
9 Jorge L. Sanchez, Esq.
Nevada Bar No. 10434
SANCHEZ LAW GROUP, LTD.
10 930 South Fourth Street, Suite 211
Las Vegas, Nevada 89101
Phone (702) 635-8529
11 Attorneys for Debtor(s)

12 ALTERNATIVE METHOD re: RULE 9021:

13 In accordance with Local Rule 9021, undersigned certifies:

14 The court waived the requirements of LR 9021.

15 No parties appeared or filed written objections, and there is no trustee
16 appointed in the case.

17 I have delivered a copy of this proposed order to all counsel who appeared
18 at hearing, any unrepresented parties who appeared at the hearing, and any trustee appointed in
19 this case, and each has approved or disapproved the order, or failed to respond, as indicated
20 below:

21 Approved Debtor(s) Attorney/Trustee

22 Disapproved Debtor(s) Attorney/Trustee

23 Failed To Respond Trustee

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26 **###**

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APPROVED/DISAPPROVED


1.30.09
RICK A. YARNALL